



National Brownfields Assessment Pilot *Indianapolis, IN*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA selected the City of Indianapolis for a Brownfields Pilot. Indianapolis benefits from a wealth of energy resources in surrounding areas, including natural gas and coal. As a result, the area has seen tremendous growth in both commercial and manufacturing industries and in population over the years. Recently, citizens have been moving out of the inner city to the surrounding suburbs, and industries are relocating to follow the workforce. Many of these industries are leaving behind urban sites that are contaminated or perceived to be contaminated. It is estimated that Indianapolis contains approximately 1,000 acres of brownfields.

OBJECTIVES

The aim of the Pilot is to develop a brownfields redevelopment program which provides the mechanisms and assurances necessary to encourage assessment, cleanup, and redevelopment of the City's brownfields. Long-term objectives of the program include: cleaning up and redeveloping brownfields in urban Indianapolis; providing the Economic Development staff with an inventory of brownfields in the area and the resources for encouraging assessment, cleanup, and redevelopment; providing a forum to identify and discuss strategies for overcoming obstacles to assessing, cleaning up, and redeveloping

PILOT SNAPSHOT



Indianapolis, Indiana

Date of Award:
September 1995

Amount: \$200,000

Site Profile: The Pilot targets several sites within the Martin Luther King Corridor located in the north central section of the City.

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brownfields; and assessing and improving the environmental and economic conditions of residential areas surrounding brownfields. In addition, assessment, cleanup, and redevelopment of brownfields will create training and employment opportunities for local residents and increase investment in the area.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Drafted a Geographic Information System (GIS) database as part of the inventory development process. Completion of final inventory and database is underway;
- Conducted walking tours of sites listed in the draft inventory to assess the condition and context of the sites;
- Identified several top priority sites for potential further assessments and remediation planning;
- Completed assessment on the Spicklemire Project site;
- Completed Phase II assessment on portion of the Martin Luther King Corridor;
- Established Advisory Group whose purpose is to work in partnership with the City to generate ideas, solutions, and strategies for brownfields redevelopment. The Group will assist with the inventory maintenance, development of tools, and removal of reuse barriers; and
- Organized community meeting and prepared press releases regarding redevelopment activities.

The Pilot is:

- Developing and coordinating brownfields redevelopment projects. This will entail: coordinating meetings of the reuse group; ensuring that all resources are available to the purchaser and/or owner for discussion and transaction purposes; ensuring that the community is involved in the process; and ensuring that health and safety issues are considered in brownfields strategies.

LEVERAGING OTHER ACTIVITIES

Experience with the Indianapolis Pilot has been a catalyst for related activities including the following.

- As part of a site specific redevelopment effort, construction of the Sullivan Hardware Store/Gas station was completed. The store opened for business at the end of September 1996.
- The City, in cooperation with a local law firm, is currently trying to determine ways in which pollution credits can be banked and made available for developers, especially those redeveloping sites.
- Development of a “Brownfields Tax Abatement” program to encourage brownfields redevelopment. Under this program, developers would be eligible for tax abatement if they clean up and start a business on a former brownfield.
- Initiated work on a redevelopment “toolbox” that will include new tax policies and a revolving loan fund.
- Co-sponsored a forum on environmental justice and brownfields redevelopment.
- Marketing of the Martin Luther King Corridor is currently underway.